

D O N G N A I

FACTORY FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Long Thanh
District, Dong
Nai Province



Unit Sizes

2,000 - 3,000
m²



Total project area

98,800
m²



Total leasable area

56,528
m²



Established

2005



Lease Term

2055

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available GFA

42,000
m²



Min. Lease term

03
Years



Lease price

Contact Team



Deposit

06
Months rent



Management fee

**Included in
rental fee**



Water supply fee

\$0.5
/m³



Waste-water fee

\$0.032
/m³



Electricity fee

\$0.06
/kVh

ACCESSIBILITY



HCM CBD

33
Km



TSN Airport

45
Km



Cat Lai Port

31
Km



Long Thanh Highway

01
Km

OTHER



Loading capacity

2t
/m²



Ceiling height

7.5 - 11
m



Telecommunications

VNPT, Viettel

SUMMARY

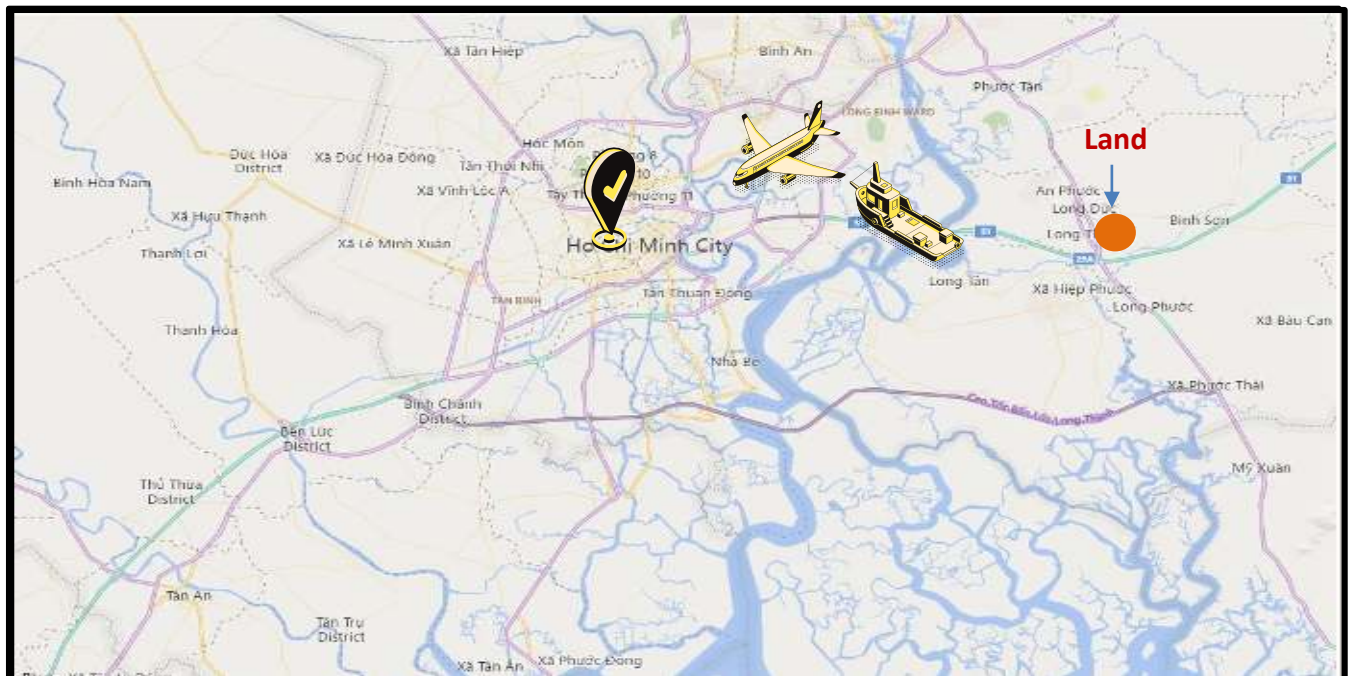
Description

A quality and organized ready-built-factory (RBF) located within green-clean industrial park with full completed infrastructure system. The RBF system suit for light industries such as food & beverages, electronics, metal and high-tech industries.

Location

Strategically location in the key economic region of Southern Vietnam, connecting direct to HCMC through Long Thanh highway; traffic system and main southern sea ports.

LOCATION



TRANSPORTATION NETWORK

CBD



Ho Chi Minh City

HCM-Long Thanh-Dau Giay Highway
43 km/ 45 minutes

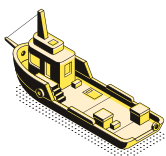
Airways



Tan Son Nhat Airport
45 km/ 1 hour 7 minutes

Long Thanh Airport
23 km/ 30 minutes

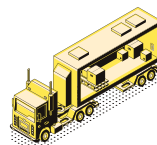
Seaport



Cat Lai Terminal
341km/ 37 minutes

Cai Mep Port
36 km/ 53 minutes

Roadway



National Road No. 1A, 51
1 km/ 5 minutes

HCM-Long Thanh-Dau Giay
2 km/ 7 minutes

INFRASTRUCTURE



Power Supply

Power Station: 80 MVA
Voltage: 110/22kV
Solar power



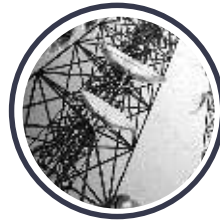
Water Supply

Capacity of water supply:
100,000 m³/day



Waste Treatment

Capacity of waste
water: 9,200m³/day



Telecommunications

VNPT, ADSL



Internal Roads

- Thickness of roads 30 cm
- Main road width: 39m
- Sub-road width: 24m - 28m



Dormitories

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UNIQUE ADVANTAGES

01

Investment tax incentives:

- Exemption in two first years
- 50% tax reduction in next 4 years
- Cooperation income tax is 20%

02

One-stop services

03

Developer support with IRC, ERC, construction cert., legal Services.

04

Developer support with HR, recruitment and onboarding, and training.

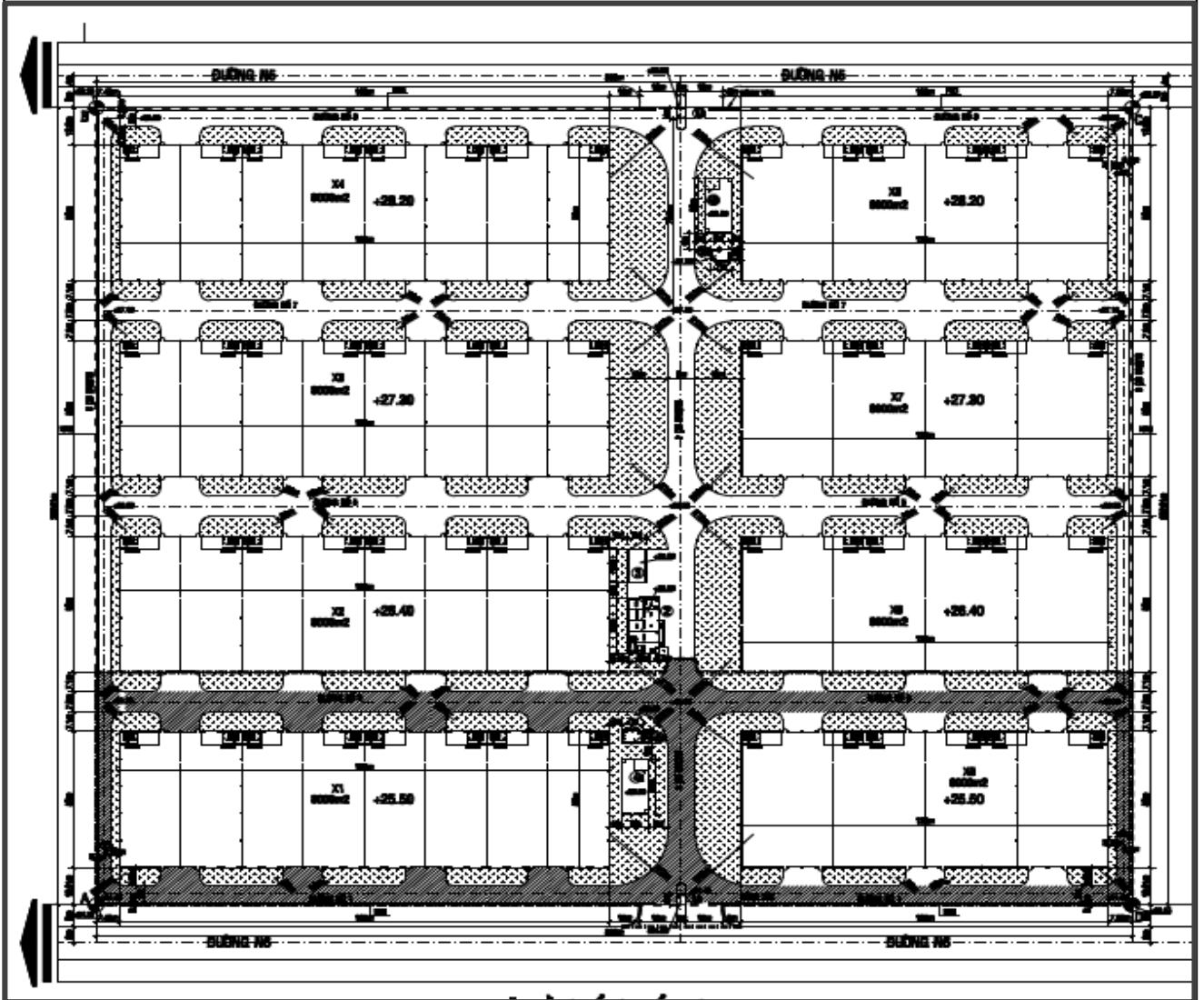
05

Neighboring HCMC and Phu Mu Hung Urban area with many modern urban amenities.

06

Flexible payment policy
24/7 triple-layered security system.

MASTERPLAN



PHOTOS



Expressions of Interest relating to the property should be directed to Savills Vietnam



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